

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR REAR YARD SETBACK VARIANCE FROM 25 FT TO 10 FT FOR A SCREEN ROOM ADDITION TO AN EXISTING SINGLE-FAMILY HOME; (DIANA P. SECOR, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Earnest McDonald **EXT.** 7430

Agenda Date 05-19-03 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 25 FT TO 10 FT FOR A SCREEN ROOM ADDITION TO AN EXISTING SINGLE-FAMILY HOME; (DIANA P. SECOR, APPLICANT); OR
2. **DENY** THE REQUEST FOR REAR YARD SETBACK VARIANCE FROM 25 FT TO 10 FT FOR A SCREEN ROOM ADDITION TO AN EXISTING SINGLE-FAMILY HOME; (DIANA P. SECOR APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #1, Maloy)

(Earnest McDonald, Principal Coordinator)

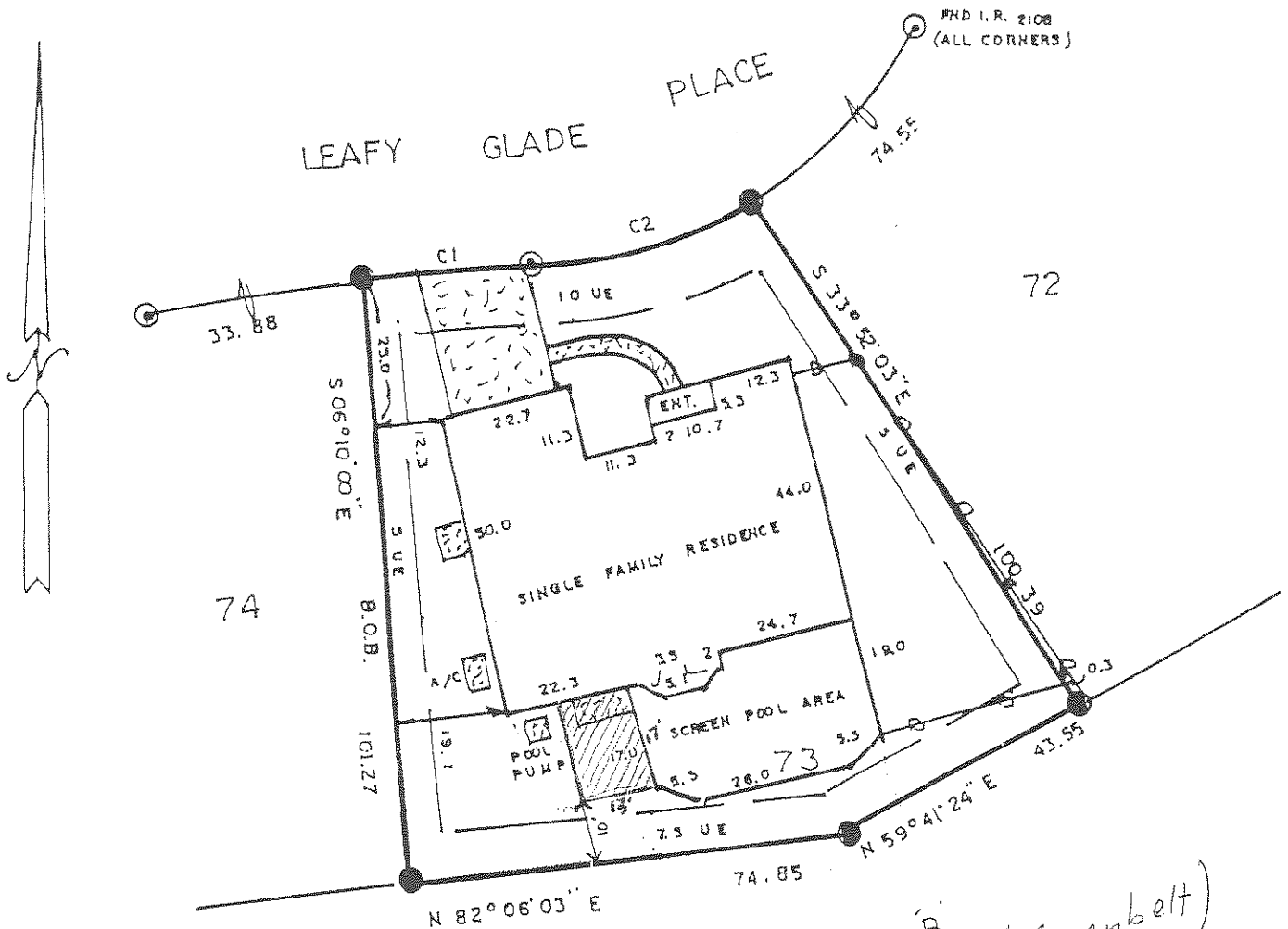
GENERAL INFORMATION	DIANA P. SECOR 4153 LEAFY GLADE PLACE CASSELBERRY, FL 32701	PUD DISTRICT, LDC SECTION 30.451(d) & DEVELOPER'S COMMITMENT AGREEMENT FOR DEER RUN
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • APPLICANT PROPOSES TO ENLARGE AN EXISTING POOL SCREEN ENCLOSURE BY CONSTRUCTION AN ADDITION, APPROXIMATELY 17 FT X 13 FT (221 SF) IN SIZE, TO THE REAR OF AN EXISTING SINGLE-FAMILY HOME. • THE PROPOSED POOL SCREEN ADDITION WOULD ENCROACH 15 FT INTO THE 25 FT MINIMUM REAR YARD SETBACK. • THE REAR OF THE SUBJECT PROPERTY ABUTS A NATURAL WATER BODY, & POOL SCREEN ENCLOSURES ARE REQUIRED TO MAINTAIN A 25 FT SETBACK FROM THE MEAN HIGH WATER LINE. • A VARIANCE FROM 25 FT TO 10 FT IS REQUESTED. 	
STAFF FINDINGS	<ul style="list-style-type: none"> • THE APPLICANT HAS FAILED TO SATISFY THE CRITERIA FOR THE GRANT OF A VARIANCE, AS STATED IN LDC 	

	<p>SECTION 30.43(b)(3). STAFF HAS DETERMINED THAT:</p> <ul style="list-style-type: none">○ ACCESSORY BUILDINGS ON ADJACENT AND NEARBY PROPERTIES DO NOT APPEAR TO ENCROACH INTO THE REQUIRED SETBACKS TO THE EXTENT THE SUBJECT BUILDING DOES.○ THE GRANTING OF THE REQUESTED VARIANCE WOULD ALLOW THE EXPANSION OF AN EXISTING POOL SCREEN ENCLOSURE WHICH ALREADY ENCROACHES 15 FT INTO THE 25 FT MINIMUM REAR YARD SETBACK.○ THE APPLICANT WOULD RETAIN REASONABLE USE OF THE PROPERTY WITHOUT THE REQUESTED VARIANCE, SINCE THERE IS ALREADY A POOL SCREEN ENCLOSURE TO THE REAR OF THE HOME.
STAFF RECOMMENDATION	<p>STAFF THEREBY RECOMMENDS THE BOARD OF ADJUSTMENT DENY THE VARIANCE REQUEST AND MAKE THE APPROPRIATE FINDINGS OF FACT, UNLESS A HARDSHIP CAN BE DEMONSTRATED BY THE APPLICANT. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE IMPOSITION OF THE FOLLOWING CONDITION:</p> <ul style="list-style-type: none">• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED POOL SCREEN ADDITION AS SHOWN ON THE ATTACHED SITE PLAN.

BOUNDARY SURVEY

LEGAL DESCRIPTION: LOT 73, DEER RUN, UNIT 12 'B', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 82, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

THE ABOVE REFERENCED PROPERTY IS LOCATED IN ZONE "C", AREA OF MINIMAL FLOODING AS PER F.I.R.M. COMMUNITY PANEL NUMBER 120291 0005 C, CITY OF CASSELBERRY, SEMINOLE COUNTY, FLORIDA. MAP DATED JULY 2, 1980.



74.85
TRACT B
(POA Easement / Greenbelt)
C1 C2

CERTIFIED TO: FIDELITY NATIONAL TITLE
PARAMOUNT FINANCIAL INC.
DIANA SECOR

4153 LEAFY GLADE PLACE

SPND = IR = IRON ROD	IP = IRON PIPE	C.M. = CONCRETE MONUMENT	FND. = FOUND	CONC. = CONCRETE	COV. = COVERED	ENT. = ENTRANCE	S.W. = SIDEWALK	SCR. = SCREEN
E.E. = EASEMENT	D.E. = DRAINAGE EASEMENT	ESMT. = EASEMENT	P.C. = POINT OF CURVATURE	P.T. = POINT OF TANGENCY	P.O.B. = POINT OF BEGINNING	Δ = DELTA		
R = RADIUS	L = LENGTH	T = TANGENT	CHD. = CHORD	BRG. = BEARING	P.O.C. = POINT OF COMMENCEMENT	P.O.L. = POINT ON LINE	P = PEAK	M = MEASURED
					D = DESCRIBED			